Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Charlton

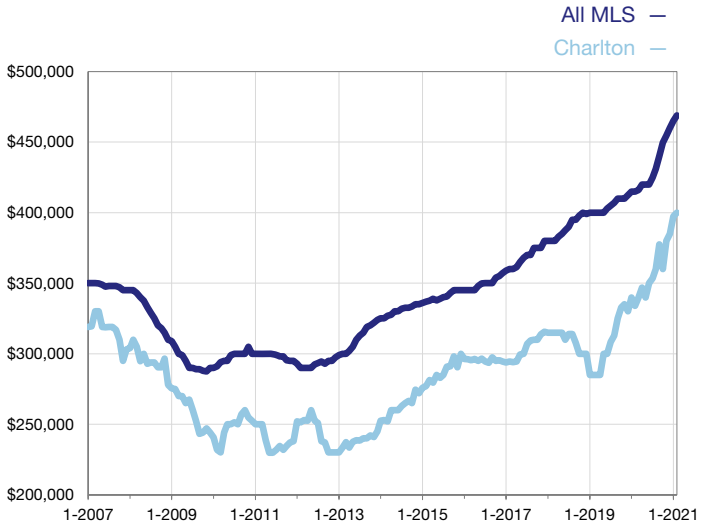
Single-Family Properties	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	4	**7**	+ 75.0%	16	**15**	- 6.3%
Closed Sales	7	**7**	0.0%	18	**16**	- 11.1%
Median Sales Price*	$270,500	**$325,000**	+ 20.1%	$305,000	**$400,000**	+ 31.1%
Inventory of Homes for Sale	30	**5**	- 83.3%	--	--	--
Months Supply of Inventory	2.3	**0.4**	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	50	**33**	- 34.0%	64	**40**	- 37.5%
Percent of Original List Price Received*	97.7%	**99.3%**	+ 1.6%	97.6%	**100.5%**	+ 3.0%
New Listings	6	**6**	0.0%	18	**12**	- 33.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

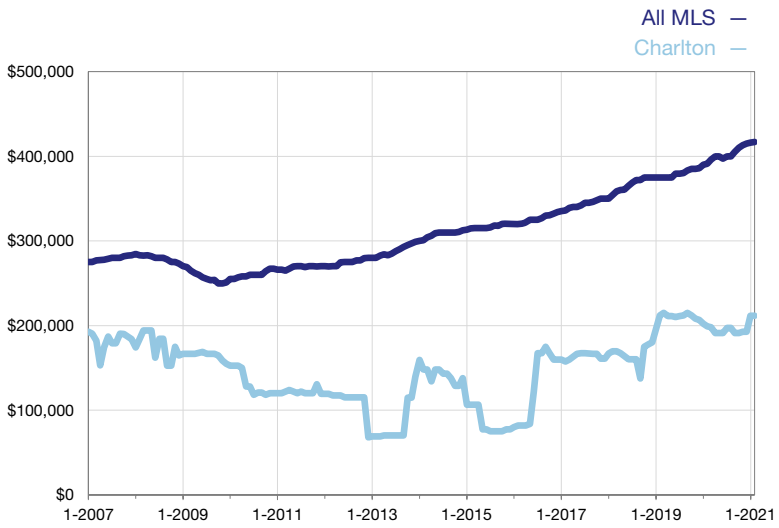
Condominium Properties	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	2	**1**	- 50.0%	3	**2**	- 33.3%
Median Sales Price*	$169,000	**$228,900**	+ 35.4%	$125,000	**$226,950**	+ 81.6%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	51	**7**	- 86.3%	42	**13**	- 69.0%
Percent of Original List Price Received*	91.8%	**99.6%**	+ 8.5%	95.9%	**99.8%**	+ 4.1%
New Listings	0	**0**	--	0	**0**	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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